

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>RICHARD T. BAUM SBN 80889 11500 West Olympic Boulevard Suite 400 Los Angeles, California 90064 310.277.2040   fax: 310.286.9525 rickbaum@hotmail.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor 2260 SAN YSIDRO, LLC</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

<p>In re:</p> <p>2260 SAN YSIDRO, LLC</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 2:19-bk-15021 VZ CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<p><b>Sale Date:</b> 07/23/2019</p>	<p><b>Time:</b> 11:00 am</p>
<p><b>Location:</b> Courtroom 1368, 255 East Temple Street, 13th Floor, Los Angeles, California 90012</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 07/09/2019

**Description of property to be sold:**  
Unimproved real property of approximately 19,000 square feet located at 2260 San Ysidro Drive, Beverly Hills, California 90210.

**Terms and conditions of sale:**  
All cash upon closing, no financing contingencies. Buyer to pay its own broker; Listing broker will be paid 3% commission upon sale from sale proceeds.

**Proposed sale price:** \$ 2,550,000.00

**Overbid procedure (if any):**

Minimum overbid must be \$2,575,000, and each additional bid must exceed the previous bid by \$10,000 or more. Any overbidder must first have deposited \$75,000 with Debtor's Counsel, Richard T. Baum

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

July 23, 2019, 11:00 AM

Courtroom 1368, 13th Floor, 255 East Temple Street, Los Angeles, California 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

John La Croix, 550 North Atlantic Boulevard, No. 456, Monterey Park, California 91754; 760.559.6288

Neyschia Go, Compass Realty, 9378 Wilshire Boulevard, Suite 200, Beverly Hills, California 90210; 310.882.8357

Richard T. Baum, 11500 West Olympic Boulevard, Suite 400, Los Angeles, California 90064-1525; 310.277.2040;  
rickbaum@hotmail.com

Date: 06/28/2019

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
11500 West Olympic Boulevard, Suite 400, Los Angeles, California 90064

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/28/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Richard T Baum rickbaum@hotmail.com, rickbaum@ecf.inforuptcy.com

Lenore Benoit bankruptcy@ttc.lacounty.gov

Sonia Plesset Edwards sedwards@wrightlegal.net, ggrant@wrightlegal.net;dbosman@wrightlegal.net

Kelly L Morrison kelly.l.morrison@usdoj.gov; la.United States Trustee (LA) ustregion16.ecf@usdoj.gov

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 06/28/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Judge Vincent Zurzolo, Suite 1360, 255 East Temple Street, Los Angeles, California 90012

Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/28/2019 RICHARD T. BAUM  
*Date Printed* *Name*

/s/ Richard T. Baum  
*Signature*

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**In re 2260 San Ysidro, LLC**

*2:19-bk-15021 VZ*

All Creditors List

AB Capital, LLC  
3700 Campus Dr Ste 200  
Newport Beach, CA 92660-2603

Ben Borukhim  
6404 Wilshire Blvd Ste 1235  
Los Angeles, CA 90048-5514

California TD Specialists  
Attn: Patricio S. Ince  
8190 E Kaiser Blvd  
Anaheim, CA 92808-2215

Castillo Engineering  
1205 Pine Ave Ste 201  
Long Beach, CA 90813-3122

Los Angeles County Tax Collector  
PO Box 54018  
Los Angeles, CA 90054-0018

SC Homes  
3050 Pullman St  
Costa Mesa, CA 92626-5901

Special Notice:  
Sonia Plesset Edwards  
Nichole L. Glowin  
Wright, Finley & Zak  
4665 MacArthur Court, Ste 200  
Newport Beach, CA 92660

**In re 2260 SAN YSIDRO, LLC**

*2:19-bk-15021*

**List of Members (Equity Security Holders)**

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4		
5	CITY LIGHTS	ISS Capital
6	John LaCroix	Svetlana Shevlyakov
7	Kathryn Tong	4736 Silver Ranch Place
8	550 North Atlantic Boulevard	San Jose, California 95138
9	No. 456	
10	Monterey Park, California 91754	
11		Gastelum-Cruz
12	Paul Richard Storck	Alfonso Gastelum
13	2352 Amber Oak Lane	Alexandre marques Cruz
14	Escondido, California 90227	702 Ash Street
15		Unit 1103
16	Tayahua Enterprises	San Diego, California 92101
17	Thomas Tayahua	
18	12523 Limonite Avenue	The Bradd Trust
19	Ste 440-171	Rick Bradd
20	Mira Loma, California 91752	PO Box 902
21		Port Hueneme, California 93044
22	Shinjin Equity	
23	Jonathan Kaufman	Equity Trust
24	184 S. Livingston Avenue	Victoria Creighton
25	Suite 9-271	PO Box 451340
26	Livingston, New Jersey 07039	Westlake, Ohio 44145
27		
28	MH Literary Consulting	Kim Ralph
29	Moshe Holender	1818 Crater Drive
30	40 S. Monsey Road	Ventura, California 93004
31	Monsey, New York 10952	
32		Resolute Holdings
33	Salt fo the Earth	Brent Jones
34	Jami Morton	3232 Springwood Road
35	14407 109 <sup>th</sup> Avenue Court	Flower Mound, Texas 75028
36	East Bonney Lake, Washington 98391	
37		Howard M Mintz, MD
38	Charles Schieffrer	10501 N. Central Expressway
39	9204 Worth Way	No. 101
40	Camarillo, California 93012	Dallas, Texas 75231
41		
42		IRA Club
43		Taylor Loop
44		46352 Durango Drive
45		Temecula, California 92592